

**ZONING COMMITTEE  
MINUTES  
WEDNESDAY, MAY 16, 2012**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, May 16, 2012** in Committee Room #2, at 9:34 a.m.

The following members were present:

**The Honorable Alex Wan, Chair**  
**The Honorable Keisha Lance Bottoms, Vice Chair**  
**The Honorable Ivory Lee Young, Jr.**  
**The Honorable Carla Smith**  
**The Honorable Howard Shook**  
**The Honorable Aaron Watson**

The following member was absent:

## The Honorable H. Lamar Willis

Others present at the meeting were: Brandi Crawford; Department of Planning and Community Development; City Attorney Jeffery Haymore, Law Department and members of the public and Council staff.

**A. ADOPTION OF AGENDA – ADOPTED AS AMENDED BY ADDING AN  
ADDENDUM AGENDA**

**B. APPROVAL OF MINUTES - APPROVED**

## CONSENT AGENDA

### C. ORDINANCES FOR FIRST READING

12-O-0701 ( 1)  
**U-12-11**

An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-08.005(l)(j) for a Community Center located at **542 Boulevard NE**, fronting approximately 60 feet on the west side of Boulevard and approximately 98 feet south of the intersection of Boulevard and Morgan Place.

Depth: 152 Feet  
 Area: Approximately 0.209 Acre  
 Land Lot: 47, 14<sup>th</sup> District, Fulton County, Georgia  
 Owner: Beacon of Hope, Inc.  
 Applicant: Operation Peace, Inc./Edna Moffett

**NPU-M** **Council District 2**

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

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### C. ORDINANCES FOR FIRST READING (CONT'D)

12-O-0702 ( 2)  
**U-12-12**

An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-18L.007(3)(a) for Outdoor amusement enterprises, exhibits, entertainment, meetings, displays, or sales area, or outdoor areas for religious ceremonies 90 days or more days duration, located at **316 Maple, NE**, fronting approximately 101 feet on the east side of Maple Drive and approximately 482 feet south Peachtree Road.

Depth: Varies  
Area: Approximately 0.636 Acre  
Land Lot: 61, 14<sup>th</sup> District, Fulton County, Georgia  
Owner: Shaw T. Jamison  
Applicant: Hoyt Tommy Smith  
**NPU-B Council District 7**

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

#### D. ZRB SUMMARY REPORT

## E. ORDINANCES FOR SECOND READING

12-O-0687 ( 1) An Ordinance by Councilmembers Howard Shook, Aaron Watson, and Yolanda Adrean authorizing the installation of Public Art (entitled “Bucks on the Street”) at various locations in the Buckhead Community pursuant to Code Section 16-28.025 of the 1982 Zoning Ordinance of the City of Atlanta; and for other purposes.

Councilmember Shook made a motion to approve. The vote was unanimous.

**FAVORABLE**

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**E. ORDINANCES FOR SECOND READING (CONT'D)**

12-O-0228 ( 2)  
**Z-12-02** A **Substitute** Ordinance by Zoning Committee to amend the 1982 Zoning Ordinance of the City of Atlanta by replacing Chapter 18L. SPI-12 Buckhead/Lenox Stations Special Public Interest District with a new Chapter entitled 18L. SPI-12 Buckhead/Lenox Stations Special Public Interest District; to delete Chapter 18S. Buckhead Peachtree Corridor Special Public Interest District Regulations; to amend the Official Zoning Map by supplanting existing various zoning districts with said SPI-12 Buckhead/Lenox Stations Special Public Interest District Map; to amend Chapter 28A.010 by replacing Subsection (13) with a new Subsection (13) Buckhead/Lenox Stations Special Public Interest Sign Regulations; to delete Subsection (45) of Chapter 28A.010 Buckhead Peachtree Corridor District; and for other purposes.

Councilmember Shook made a motion to forward with no recommendation on substitute. The vote was unanimous.

**FORWARDED WITH NO RECOMMENDATION ON SUBSTITUTE**

12-O-0610 ( 3)  
**Z-12-08** An **Amended** Ordinance by Zoning Committee to rezone from the RG-3 (Residential General Sector 3) District to the RG-4 (Residential General Sector 4) District, property located at **668 Atlanta Student Movement Boulevard, SW**, fronting approximately 295 feet on the south side of Parsons Street and beginning at the southwest intersection of Parsons Street and Elm Street.

Depth: Approximately 308.94 Feet

Area: Approximately 2.075 Acres

Land Lot: 109, 14<sup>th</sup> District, Fulton County, Georgia

Owner: The Housing Authority of the City of Atlanta, Georgia

Applicant: Integral Development, LLC c/o Eric Pinckney

**NPU-T**

**Council District 4**

Councilmember Lance Bottoms made a motion to approve as amended. The vote was unanimous.

**FAVORABLE AS AMENDED**

## **E. ORDINANCES FOR SECOND READING (CONT'D)**

**FAVORABLE AS AMENDED**

Depth: Approximately 1,010 Feet  
Area: Approximately 10.32 Acres  
Land Lot: 42, 14<sup>th</sup> District, Fulton County, Georgia  
Owner: JWGST LLC/Joseph Wiles  
Applicant: Jason Fritz

**NPU-Y** **Council District 1**  
**HELD**

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**F. PAPERS HELD IN COMMITTEE (CONT'D)**

11-O-0692 ( 2)  
**U-11-16**      An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier Avenue, NE (Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Amended and held 7/27/11)**

**HELD**

11-O-0693 ( 3)  
**U-11-17**      An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023(2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **641 (C 665) North Avenue, NE (Perlman Tract) (Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Amended and held 7/27/11)**

**HELD**

11-O-0857 ( 4)  
**U-11-18**      An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc., (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **690 Morgan Street, NE, (a.k.a. 0 North Avenue** Tax Parcel Identification 14-0018-0001-026-5), **(Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

**HELD**

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**F. PAPERS HELD IN COMMITTEE (CONT'D)**

- 12-R-0229 ( 5)     A Resolution by Zoning Committee authorizing the creation of the SPI-12 Buckhead/Lenox Stations District Development Review Committee; and for other purposes. **(Held 2/15/2012)**

**HELD**

- 11-O-1686 ( 6)     An Ordinance by Zoning Committee to grant a  
**U-11-42**             Special Use Permit pursuant to Section 16-06.005(l)(b) for a Daycare Center, property located at **260 West Lake Avenue, NW**, approximately 132 feet on the west side of West Lake Avenue and approximately 373 feet northwesterly of the intersection of Ezra Church and West Lake Avenue. **(Adverse by Zoning Committee 2/29/12) (Referred back by Council 3/5/12) (Held 3/14/12)**

Depth:             Varies  
Area:                Approximately 0.489 Acre  
Land Lot:          147, 14<sup>th</sup> District, Fulton County, Georgia  
Owner:             GBG Management Company  
Applicant:        Lashana T. Glasper

**NPU-J**

**Council District 3**

**HELD**

- 11-O-0824 ( 7)     An Ordinance by Zoning Committee to amend Section 6-4028 and to create Section 6-4028.1 of the Land Development Code, Part III of the Code of Ordinances, so as to change the Deferral Fee for Variance and Special Exception Applications before the Board of Zoning Adjustment to a flat fee for each instance that the Board grants an applicant's request for deferral to a subsequent public hearing on the application; and for other purposes. **(Held 6/15/11) (Public Hearing held 5/2/12)**

**HELD**

- 12-O-0384 ( 8)     A **Substitute** Ordinance by Zoning Committee to rezone from the R/5/HD20K(Two-Family Residential/Grant Park Historic) Districts to the SPI-22/HD20K (Special Public Interest/Grant Park Historic) Districts, property located  
**Z-12-04**

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**F. PAPERS HELD IN COMMITTEE (CONT'D)**

at **313 and 317 Cherokee Avenue, SE** fronting approximately 83 feet on the west side of Cherokee Avenue beginning 112.50 feet from the northwest corner of Woodward Avenue. **(Held 5/16/12)**

Depth: Varies  
Area: Approximately 0.153 Acres  
Land Lot: 44, 124<sup>th</sup> District, Fulton County, Georgia  
Owner: James R. Claxton  
Applicant: Allen Hoss  
**NPU-W Council District 1**

**HELD**

12-O-0387 ( 9)  
**U-12-03**

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-11.005(l)(b) for a mortuary located at **2891 Lakewood Avenue, SE**, on property known as the Lakewood Shopping Center and is more specifically located near the intersection of Fleet Street and Lakewood Avenue. The overall property (Lakewood Shopping Center) is approximately 998 feet on the north side of Lakewood Avenue, approximately 450 feet on the east side of Fleet Street and approximately 1,189 feet on the west side of Metropolitan Parkway. **(Held 5/16/12)**

Depth: Varies  
Area: 26.52 Acres (Shopping Center)  
Land Lot: 103, 14<sup>th</sup> District, Fulton County, Georgia  
Owner: Metropolitan Parkway, LLC, C.X.R. LLC and Footprint Group V, LLC  
Applicant: Bianca Smith  
**NPU-Z Council District 12**

**HELD**

**LINK TO ZRB PENDING LEGISLATION**

<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>

**SUMMARY REPORT**  
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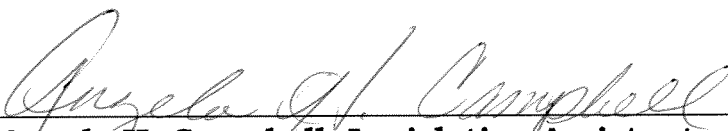
<b>LEGISLATION NUMBER</b>	<b>ZONING NUMBER</b>	<b>LOCATION (NPU/CD)</b>	<b>CHANGE</b>	<b>STAFF RECOMM</b>	<b>NPU RECOMM</b>	<b>ZRB RECOMM</b>
<b><u>FAVORABLE AS AMENDED</u></b>						
12-O-0466	Z-12-10	240 Colonial Homes Drive, N.W. C-8	RG-3 to MR4A-C	Approval Conditional	The Vote on Motion to Deny	Approval Conditional
Councilmember Shook made the motion to approve as amended. The vote was unanimous.						
11-O-1782	Z-11-32	729 and 721 Longleaf Drive, N.E. B-7	R-3 to MR4B-C	Approval Conditional	Approval	Approval Conditional
Councilmember Shook made the motion to approve as amended. The vote was unanimous.						
12-O-0227	U-12-02/U-02-08	2606 Alston Drive, S.E. O-5	Special Use Permit for a Community Service Facility	Approval Conditional	Approval	Approval Conditional
Councilmember Lance Bottoms made the motion to approve as amended. The vote was unanimous.						
12-O-0385	Z-12-05	3820 Ivy Road, N.E. B-7	R-3 to PDH	Approval Conditional	Approval Conditional	Approval Conditional
Councilmember Lance Bottoms made the motion to approve as amended. The vote was unanimous.						
12-O-0156	Z-12-01/Z-08-14	1185 Collier Road, N.W. C-9	MR-3-C to MR-3-C for Site Plan Amendment	Approval Conditional	Approval	Approval Conditional
Councilmember Watson made the motion to approve as amended. The vote was unanimous.						



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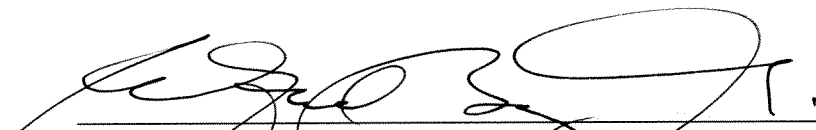
**There being no further business to come before the Zoning Committee the meeting was adjourned at 9:44 a.m.**

**Respectfully submitted:**




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**Angela H. Campbell, Legislative Assistant**



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**Alfred Berry, Jr., Research & Policy Analyst**



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**The Honorable Alex Wan, Chair**